



Zoning & Planning Commission

Municipal Building 3800 University Blvd

Meeting Minutes

May 10, 2018

MEMBERS PRESENT: Richard Wilson, John Cutrer, Mac Jensen, Michael McEnany and Mimi Tsai

MEMBERS ABSENT: Pete Johnston and Brian Brantley

STAFF PRESENT: Dave Beach, Assistant City Manager/Public Works Director, Alan Petrov, City Attorney and Josie M. Hayes, Public Works Administrative Coordinator

GUEST: Terence Lynch, Robert Grossman, Patricia Darnauer, and Dick Yehle

1. **Notices, Rules, Etc.** Richard Wilson; Chairman, called the meeting to order at 6:15 pm, and asked commission members and staff to introduce themselves. Richard Wilson asked staff to confirm that appropriate notices were given. Josie Hayes stated notices were posted per state and local laws.
2. **Presentation of a Rezoning Request for Lots 1-4, Block 25 of Collegeview Section One.** There was discussion regarding the rezoning request by AT&T located at the corner of Academy St. and Ruskin St. (parking lot behind the AT&T building) being Lots 1-4 of Block 25 of Collegeview Subdivision. ZPC received public comments from residents and an attorney representing Mr. Grossman. ZPC and Dave Beach, Assistant City Manager/Public Works Director went into closed executive session to discuss the City's legal position. **Closed Executive Session, Section 551.071** – Consultation with Attorney to receive legal advice concerning proposed ordinance amendments.

At 6:32 p.m. Chairman Richard Wilson recessed the meeting to convene into executive session. At 7:09 p.m., the executive session ended per City Attorney, Alan Petrov and the regular meeting began.

Richard Wilson made a motion to approve staff's draft preliminary report with minor modifications to City Council recommending that a Joint Public Hearing be held. Second by John Cutrer. **AYES:** Richard Wilson, John Cutrer and Michael McEnany. **NOES:** Mac Jensen and Mimi Tsai. **Motion carried.**





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3. **Outdoor Lighting.** There was discussion regarding Section 8-107, Outdoor lighting and ZPC agrees that the ordinance could be written better. There was also discussion on whether outdoor lighting belonged in the Zoning Ordinance under ZPC's discretion or whether it should be moved to the oversight of the Building and Standards Commission.
4. **Fence-like Hedges.** There was discussion regarding the original intent of the ordinance. ZPC requested that staff return with information at the next meeting on this issue and a possible ordinance which considers revisions to the fence like hedges as they apply to building sites with a principal dwelling unit, including, but not limited to prohibiting altogether, and options for grandfathering and special exceptions.
5. **Townhomes.** There was discussion regarding matters related to townhome districts, including additional protections for single family detached homes in or adjacent to townhome districts. ZPC requested that staff return with the following information at the next meeting: what is the current configuration of the existing lots in the Townhome District (THD) (side yard to side yard, side yard to backyard, etc.), ages of all structures in THD, and if possible, the condition of the townhomes and considering buffering issues for lots, etc.
6. **Balconies and Front Porches.** ZPC requested that staff return with language at the next meeting that would prohibit second floor balconies and solid half walls above front porches that extend into the front yard setback.
7. **Minutes.** The commission reviewed the minutes of the meeting held on April 12, 2018. Richard Wilson made a motion to approve the meeting minutes. Second by Michael McEnany. **Motion carried.**

[Adjournment]

Michael McEnany made a motion to adjourn. Second by John Cutrer. **Motion carried.** Meeting adjourned at 8:30 p.m.

PASSED THIS 14th DAY OF June, 2018.

Richard J. Wilson
Presiding Officer

ATTEST: Josie M. Hayes
Mrs. Josie M. Hayes, Public Works Administrative Coordinator

